

## **Valle Verde (MST2005-00742)**

### **MITIGATION MONITORING AND REPORTING PROGRAM**

#### **PROJECT LOCATION**

**900 Calle de los Amigos**

#### **PURPOSE**

The purpose of the Valle Verde Mitigation Monitoring and Reporting Program (MMRP) is to ensure compliance with all mitigation measures identified in the Initial Study to mitigate or avoid potentially significant adverse environmental impacts resulting from the proposed project. The implementation of this MMRP shall be accomplished by City staff and the project developer's consultants and representatives. The program shall apply to the following phases of the project:

- Plan and specification preparation
- Pre-construction conference
- Construction of the site improvements
- Post Construction

#### **I. RESPONSIBILITIES AND DUTIES**

A qualified representative of the developer, approved by the City Planning Division and paid for by the developer, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of this mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

It is the responsibility of the contractor to comply with all mitigation measures listed in the attached MMRP matrix. Any problems or concerns between monitors and construction personnel shall be addressed by the PEC and the contractor. The contractor shall prepare a construction schedule subject to the review and approval of the PEC. The contractor shall inform the PEC of any major revisions to the construction schedule at least 48 hours in advance. The PEC and contractor shall meet on a weekly basis in order to assess compliance and review future construction activities.

##### **A. PRE-CONSTRUCTION BRIEFING**

The PEC shall prepare a pre-construction project briefing report. The report shall include a list of all mitigation measures and a plot plan delineating all sensitive areas to be avoided. This report shall be provided to all construction personnel.

The pre-construction briefing shall be conducted by the PEC. The briefing shall be attended by the PEC, construction manager, necessary consultants, Planning Division Case Planner, Public Works representative and all contractors and subcontractors associated with the project. Multiple pre-construction briefings shall be conducted as the work progresses and a change in contractor occurs.

The MMRP shall be presented to those in attendance. The briefing presentation shall include project background, the purpose of the MMRP, duties and responsibilities of each participant, communication procedures, monitoring

criteria, compliance criteria, filling out of reports, and duties and responsibilities of the PEC and project consultants.

It shall be emphasized at this briefing that the PEC and project consultants have the authority to stop construction and redirect construction equipment in order to comply with all mitigation measures.

Once construction commences, field meetings between the PEC and project consultants, and contractors shall be held on an as-needed basis in order to create feasible mitigation measures for unanticipated impacts, assess potential effects, and resolve conflicts.

## II. IMPLEMENTATION PROCEDURES

There are three types of activities which require monitoring. The first type pertains to the review of the Conditions of Approval and Construction Plans and Specifications. The second type relates to construction activities and the third to ongoing monitoring activities during operation of the project.

### A. MONITORING PROCEDURES

The PEC and required consultant(s) shall monitor all field activities. The authority and responsibilities of the PEC and consultant(s) are described in the previous section.

### B. REPORTING PROCEDURES

The following three (3) types of reports shall be prepared:

#### 1. Schedule

The PEC and contractor shall prepare a monthly construction schedule to be submitted to the City prior to or at the pre-construction briefing.

#### 2. General Progress Reports

The PEC shall be responsible for preparing written progress reports submitted to the City. These reports would be expected on a weekly basis during grading, excavation and construction, activities. The reports would document field activities and compliance with project mitigation measures, such as dust control and sound reduction construction.

#### 3. Final Report

A final report shall be submitted to the Planning Division when all monitoring (other than long term operational) has been completed and shall include the following:

- a. A brief summary of all monitoring activities.
- b. The date(s) the monitoring occurred.
- c. An identification of any violations and the manner in which they were dealt with.

- d. Any technical reports required, such as noise measurements.
- e. A list of all project mitigation monitors.

C. MMRP MATRIX

The following MMRP Matrix describes each initial study mitigation measure, monitoring activities and the responsibilities of the various parties, along with the timing and frequency of monitoring and reporting activities. For complete language of each condition, the matrix should be used in conjunction with the mitigation measures described in full in the Initial Study.

The MMRP Matrix is intended to be used by all parties involved in monitoring the project mitigation measures, as well as project contractors and others working in the field. The Matrix should be used as a compliance checklist to aid in compliance verification and monitoring requirements. A copy of the MMRP matrix shall be kept in the project file as verification that compliance with all mitigation measures has occurred.

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 1 of 15**

| MITIGATION MEASURE   | PARTY RESPONSIBLE FOR IMPLEMENTATION  | VERIFICATION |              |          |
|--|---|--------------|--------------|----------|
|  |   | DATE         | ACCOMPLISHED | COMMENTS |
| <u><b>Aesthetics - Mitigation</b></u><br><b>AES-1 Landscape Plans.</b> Prior to issuance of grading or building permits, final landscaping plans for the development shall be submitted for review and approval of the Environmental Analyst and Architecture Board of Review (ABR), and shall include the following: <ul style="list-style-type: none"> <li>A. Adherence to the Fire Department Landscape Guidelines and Fuel Management Standards identified for properties within the project area. These plans shall be reviewed and approved by the Fire Department prior to submittal to the Environmental Analyst or ABR.</li> <li>B. Planting of only native species in development areas adjacent to native riparian, oak woodland, and coastal sage scrub areas. Drought tolerant, water wise landscaping should be used throughout the site. No highly invasive non-native species listed by the California Native Plant Society are to be used onsite.</li> <li>C. Replacement of all skyline and specimen trees proposed for removal or significantly impacted onsite at a minimum of a 1:1 ratio, preferably with native species. Should any of the large sycamore trees onsite be impacted by the project, they should be replaced at a 3:1 ratio per the specifications of the Tree Assessment and Protection Plan.</li> </ul> | <p>Applicant in coordination with Environmental Analyst, ABR, and Fire Department.</p> <p>Project Environmental Coordinator to ensure compliance during construction.</p> |              |              |          |
| <u><b>Air Quality -Mitigation</b></u><br><b>AQ-1 Construction Dust Control – Minimize Disturbed Area/Speed.</b> Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.<br><br><b>AQ-2 Construction Dust Control - Watering.</b> During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works  | <p>Project Environmental Coordinator</p>  |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 2 of 15**

| MITIGATION MEASURE   | PARTY RESPONSIBLE FOR IMPLEMENTATION | VERIFICATION |              |          |
|--|--------------------------------------|--------------|--------------|----------|
|  |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| <p>Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.</p> <p>Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.</p> <p><b>AQ-3 Construction Dust Control – Tarping.</b> Trucks transporting fill material to and from the site shall be covered from the point of origin.</p> <p><b>AQ-4 Construction Dust Control – Gravel Pads.</b> Gravel pads or rumble plates shall be installed at all access points to prevent tracking of mud on to public roads.</p> <p><b>AQ-5 Construction Dust Control – Stockpiling.</b> If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</p> <p><b>AQ-6 Construction Dust Control – Disturbed Area Treatment.</b> After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:</p> <p>A. Seeding and watering until grass cover is grown;</p> <p>B. Spreading soil binders;</p> <p>C. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;</p> |                                      |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 3 of 15**

| MITIGATION MEASURE  | PARTY RESPONSIBLE FOR IMPLEMENTATION | VERIFICATION |              |          |
|---|--------------------------------------|--------------|--------------|----------|
|   |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| <p>D. Other methods approved in advance by the Air Pollution Control District.</p> <p><b>AQ-7 Construction Dust Control – Paving.</b> All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p><b>AQ-8 Construction Dust Control – PEC.</b> The contractor or builder shall designate a person or persons as the Project Environmental Coordinator (PEC), to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.</p> <p><b>AQ-9 Heavy Equipment.</b> Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible.</p> <p><b>AQ-10 Portable Construction Equipment.</b> All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.</p> <p><b>AQ-11 Fleet Owners.</b> Fleet owners are subject to sections 2449, 2449.2, and 2449.3 in Title 13, Article 4.8, Chapter 9, of the California Code of regulations (CCR) to reduce diesel particulate matter (and criteria pollutant emissions from in-use off-road diesel-fueled vehicles. See <a href="http://www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf">http://www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf</a>.</p> <p><b>AQ-12 Engine Size.</b> The engine size of construction equipment shall be the minimum practical size.</p> <p><b>AQ-13 Equipment Numbers.</b> The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the</p> |                                      |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 4 of 15**

| MITIGATION MEASURE   | PARTY RESPONSIBLE FOR IMPLEMENTATION   | VERIFICATION |              |          |
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| <p>smallest practical number is operating at any one time.</p> <p><b>AQ-14 Equipment Maintenance.</b> Construction equipment shall be maintained in tune per the manufacturer's specifications.</p> <p><b>AQ-15 Engine Timing and Diesel Catalytic Converters.</b> Other diesel construction equipment, which does not meet CARB standards, shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.</p> <p><b>AQ-16 Catalytic Converters.</b> Catalytic converters shall be installed on gasoline-powered equipment, if feasible.</p> <p><b>AQ-17 Diesel Construction Equipment.</b> Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.</p> <p><b>AQ-18 Diesel Replacements.</b> Diesel powered equipment shall be replaced by electric equipment whenever feasible.</p> <p><b>AQ-19 Idling Limitation.</b> Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible.</p> |  |              |              |          |
| <p><b><u>Biological Resources – Mitigation</u></b></p> <p><b>BIO-1 Oak Tree Protection (Short-Term).</b> Tree protection measures recommended in the Tree Assessment and Protection Plan dated November 12, 2008, shall be followed for the duration of all grading and construction activities associated with the project. Additionally, all recommended mitigation measures identified in the Biological Assessment prepared by Hunt &amp; Associates Biological Consulting Services and dated September 28, 2006, and amended April 25, 2008 and December 18, 2008 shall be followed:</p> <p>1. <b>Pre-Construction Conference.</b> A pre-conference</p>   | <p>Applicant to coordinate plans with arborist, biologist, and Environmental Analyst.</p> <p>Project Environmental Coordinator to ensure compliance during construction in</p> |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 5 of 15**

| MITIGATION MEASURE   | PARTY RESPONSIBLE FOR IMPLEMENTATION                       | VERIFICATION |              |          |
|--|--|--------------|--------------|----------|
|  |  | DATE         | ACCOMPLISHED | COMMENTS |
| <p>meeting with all contractors shall be held to discuss tree protection mitigation measures prior to any construction activity.</p> <p>2. <b>Arborist Monitoring.</b> A qualified arborist shall monitor activities within the CRZs during demolition and grading and construction phases to ensure that tree protection zones are maintained as designated on the plan. Prior to issuance of any grading permits, the applicant shall submit a draft contract with a qualified arborist for the review and approval of the Environmental Analyst.</p> <p>3. <b>Tree Protection Measures.</b> All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in substantial accordance with the Tree Assessment and Protection Plan dated November 12, 2008. The following measures shall be noted on the grading plan submitted to the building department prior to issuance of grading permit and implemented prior and during construction-related activities to ensure the protection of trees:</p> <ul style="list-style-type: none"> <li>a. Tree protection fencing and barriers shall be installed as indicated on the fencing plan.</li> <li>b. Fences shall be chain link or orange plastic, four to six feet high and positioned at the Critical Root Zone (CRZ) as specified in the tree inventory table and illustrated on the site maps of the Tree Assessment and Protection Plan.</li> <li>c. CRZs shall have a radius measured from the center of the trunk to the outside edge of the CRZ, wherever possible. If work is approved within the CRZ, the fence shall be placed at the outside edge of the work zone.</li> <li>d. Fencing shall remain upright and intact throughout the duration of the project.</li> <li>e. Construction related activities shall be</li> </ul> | <p>conjunction with consulting arborist and Biologist.</p> |              |              |          |



**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 6 of 15**

| MITIGATION MEASURE   | PARTY RESPONSIBLE<br>FOR IMPLEMENTATION | VERIFICATION |              |          |
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| <p>prohibited within the Tree Protection Zones (TPZ), including the use of heavy equipment, storage of materials, or accumulation of soil for later use.</p> <p>f. Demolition and excavation within TPZs of all native and non-native trees shall be done by hand where reasonable. Reasonableness shall be determined by the Project Environmental Coordinator, Supervising General Contractor and the Project Arborist.</p> <p>g. Special attention shall be given to construction related activity around sycamore #104 and all oak trees to minimize impacts. Three 24-inch boxed sycamores shall be planted to mitigate impacts to sycamore #104.</p> <p>h. Any roots encountered within the CRZs of trees, even if outside the TPZs shall be cleanly cut back to an undisturbed section of the root zone. In areas where roots are cut, the soil profile shall be irrigated to reduce drying of newly exposed soil and subsequent damage to remaining roots in that profile. The Project Arborist shall determine the quantity, area and frequency of irrigation to the disturbed area.</p> <p>i. A permethrin-based pesticide (Astro) shall be applied to the lower six feet of oak tree trunks stressed from root cutting in the early Spring and late Summer (through September), to reduce the risk of attack by fatal oak bark beetles. It may need to be repeated for several years.</p> <p>j. Tree removal should, to the extent feasible, be scheduled between August 1 and November 1 to avoid bird nesting season.</p> |   |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 7 of 15**

| MITIGATION MEASURE  | PARTY RESPONSIBLE<br>FOR IMPLEMENTATION | VERIFICATION |              |          |
|---|---|--------------|--------------|----------|
|   |   | DATE         | ACCOMPLISHED | COMMENTS |
| <p><b>BIO-2 Biological Monitoring.</b> Prior to issuance of any grading or building permits, the applicant shall submit a draft contract with a qualified biologist for the review and approval of the Environmental Analyst for the following monitoring activities as outlined in the Biological Assessment dated December 18, 2008:</p> <ul style="list-style-type: none"> <li>a. A qualified biologist shall supervise the installation of the construction fencing around all work areas and access roads. Fencing shall be maintained through the duration of project construction.</li> <li>b. A qualified biologist shall be retained to survey trees and shrubs in the project area for nesting birds or any special status animals prior to commencement of any grading or vegetation removal activities. Surveys should be conducted no more than three (3) days prior to initial grading or vegetation removal. Any vegetation found to contain active nests of any raptors or sensitive bird species shall be left alone until fledging has been completed. If any special-status species are found, the biologist shall submit for the review and approval of the environmental analyst a plan for either the relocation or avoidance of these species, whichever is appropriate. This plan should be prepared in consultation with CDFG and/or USFWS depending on the species. Work shall not commence until the plan has been approved and implemented.</li> <li>c. A qualified biologist shall be present during initial grading of parking lot area to direct equipment operator(s) to make first pass removing only vegetation and top three inches of topsoil. The biologist shall salvage any legless lizards or other animals uncovered during this activity and determine</li> </ul> |   |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 8 of 15**

| MITIGATION MEASURE  | PARTY RESPONSIBLE FOR IMPLEMENTATION | VERIFICATION |              |          |
|---|--------------------------------------|--------------|--------------|----------|
|   |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| <p>if second or third "lifts" of soil are necessary to salvage additional animals.</p> <p><b>BIO-3 Biological Restoration Plan.</b> Prior to issuance of grading or building permits, restoration plans prepared by a qualified biologist shall be submitted for review and approval by the City's Environmental Analyst that include the following:</p> <ol style="list-style-type: none"> <li>1. The plan shall include all recommendations relating to restoration and tree replacement contained in the Biological Assessment and Tree Assessment and Protection Plan prepared for the project.</li> <li>2. The plan shall include a planting palette, planting design, source of plant material, and plant installation.</li> <li>3. Monitoring of the restoration area shall occur for a minimum of five (5) years. Monitoring reports shall be submitted annually and at the completion of the five year period. If the final report indicates that the restoration project has in part or in whole been unsuccessful based on the performance standards specified in the restoration plan, the applicant shall submit within 90 days a revised or supplemental restoration program.</li> <li>4. All plantings should be maintained for the life of the project.</li> <li>5. All cleared, graded, or disturbed areas on the subject site shall be planted and maintained for erosion control purposes as soon as feasible following initial disturbance.</li> <li>6. A minimum oak tree replacement ratio of 10:1 shall be required to mitigate the loss of the 15 coast live oaks. A minimum survivorship ratio of 8:1 after three years post-planting shall be achieved. Acorns</li> </ol> |                                      |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 9 of 15**

| MITIGATION MEASURE  | PARTY RESPONSIBLE<br>FOR IMPLEMENTATION | VERIFICATION |              |          |
|---|---|--------------|--------------|----------|
|   |   | DATE         | ACCOMPLISHED | COMMENTS |
| <p>collected from on-site oak trees shall be used. One hundred fifty oak saplings, one gallon in size shall be planted in areas between the new structures on the west side of the property (project north) and the oak woodland. Additional trees shall be planted if damage occurs to existing trees during construction related activities.</p> <p>7. All disturbed soils around the margins of the development proposed on the western side of the campus adjacent to the existing oak woodland shall be hydroseeded with a native coastal sage scrub seed mix using native species found in adjacent habitats. Seed shall be collected from locally-occurring plants (either on-site or within the south coast of Santa Barbara County.</p> <p>8. Existing areas currently undergoing fuel modification but proposed to no longer be disturbed (approximately 1.5 acres) adjacent to the oak woodland on the western side of the property shall be cleared of existing invasive, non-native species (oleander, ice plant, ivy, etc.) and replanted with native, locally-occurring ground over, brush and trees found in the oak woodland and coastal sage scrub habitats.</p> <p>9. Trees may be grown from acorn collected on-site or purchased from a local nursery that grows trees from seed.</p> <p>10. Planting shall be undertaken immediately after completion of construction.</p> <p>11. Cages around the saplings shall be installed during planting to prevent wildlife from damaging the young trees. Weeds shall be controlled and a 2-3 inch layer of mulch shall be placed around the trees, but not against</p> |   |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 10 of 15**

| MITIGATION MEASURE   | PARTY RESPONSIBLE FOR IMPLEMENTATION | VERIFICATION |              |          |
|--|--------------------------------------|--------------|--------------|----------|
|  |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| <p>the stems. Newly planted saplings shall be irrigated with drip or other water source for the first two years, until the saplings are established.</p> <p>10. All trees removed during construction shall have their trunks and large limbs cut into three to four-feet long sections and scattered around adjacent natural habitat to function as microhabitat for small animals.</p> <p><b>BIO-4 Night Lighting.</b> All night-lighting shall be of the minimum wattage necessary for public safety and shall be shielded and down-directed to prevent stray light from illuminating the adjacent oak woodland.</p>  |                                      |              |              |          |
|  |                                      |              |              |          |
| <p><b>Cultural Resources – Mitigation</b></p> <p><b>CR-1 Unanticipated Archaeological Resources Contractor Notification.</b> The following information should be printed on the grading plans submitted to the building department prior to issuance of a grading permit:</p> <p>Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.</p> | Project Environmental Coordinator    |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 11 of 15**

| MITIGATION MEASURE   | PARTY RESPONSIBLE FOR IMPLEMENTATION | VERIFICATION |              |          |
|--|--------------------------------------|--------------|--------------|----------|
|  |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| <p>If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.</p> <p>If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.</p> |                                      |              |              |          |
| <p><b><u>Geophysical Conditions - Mitigation</u></b></p> <p><b>GEO-1</b> The final project plans reviewed and approved by the City building Division prior to issuance of any grading or building permits shall show that the project is constructed in accordance with California Building Code requirements and the recommendations contained in the Geotechnical Report prepared by Fugro West, Inc., dated October 2006, updated on February 18, 2008 regarding site preparation, grading, paving, foundation design, retaining walls, and construction plans.</p>   | Building Inspector                   |              |              |          |
| <p><b><u>Noise - Mitigation</u></b></p> <p><b>N-1</b> <b>Construction Notice.</b> At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners and residents within 450 feet of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) who can answer questions, and provide additional information or address problems that may arise</p>   | Project Environmental Coordinator    |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 12 of 15**

| MITIGATION MEASURE  | PARTY RESPONSIBLE FOR IMPLEMENTATION | VERIFICATION |              |          |
|---|--------------------------------------|--------------|--------------|----------|
|   |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| <p>during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the site.</p> <p><b>N-2: Construction Hours.</b> Noise-generating construction activities (which may include preparation for construction work) shall be permitted weekdays between the hours of 8:00 a.m. and 5:00 p.m., excluding holidays observed by the City as legal holidays: New Year's Day (January 1<sup>st</sup>); Martin Luther King Jr.'s Birthday (3<sup>rd</sup> Monday in January); President's Day (3<sup>rd</sup> Monday in February); Cesar Chavez Day (March 31<sup>st</sup>); Memorial Day (Last Monday in May); Independence Day (July 4<sup>th</sup>); Labor Day (1<sup>st</sup> Monday in September); Thanksgiving Day (4<sup>th</sup> Thursday in November); Day Following Thanksgiving Day (Friday following Thanksgiving); Christmas Day (December 25<sup>th</sup>). *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday respectively shall be observed as a legal holiday.</p> <p>Occasional night work may be approved for the hours between 5 p.m. and 8 a.m. by the Chief of Building and Zoning per Section 9.13.015 of the Municipal Code) between the hours of 5 p.m. and 8 a.m. weekdays In the event of such night work approval, the applicant shall provide written notice to all property owners and residents within 450 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of any. Night work shall not be permitted on weekends and holidays.</p> <p><b>N-3: Construction Equipment Sound Control.</b> All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.</p> <p><b>N-4 Sound Barriers.</b> As determined necessary by the Project Environmental Coordinator, the project shall employ sound control devices and techniques such as noise shields and blankets during the construction period to reduce the level of noise to surrounding residents.</p> |                                      |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 13 of 15**

| MITIGATION MEASURE  | PARTY RESPONSIBLE FOR IMPLEMENTATION  | VERIFICATION |              |          |
|---|---|--------------|--------------|----------|
|   |   | DATE         | ACCOMPLISHED | COMMENTS |
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| <u>Transportation - Mitigation</u><br>T-1 <b>Construction Traffic.</b> The haul routes for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer. Construction-related truck trips for all trucks three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic and noise on adjacent streets and roadways. The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods.<br><br>T-2 <b>Construction Parking.</b> Construction parking and vehicle/equipment/materials storage shall be provided as follows:<br><br>A.       During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation and Parking Manager.<br><br>B.       On-site or off-site storage shall be provided for construction materials, equipment, and vehicles. Storage of construction materials within the public right-of-way is prohibited.<br><br>T-3 <b>Disabled Accessibility.</b> Project circulation shall maintained for disabled accessibility or equivalent facilitation in accordance with American Disabilities Act requirements. | Mitigation Monitor & Contractor   |              |              |          |
| <u>Water Resources - Mitigation</u><br>W-1 <b>Preliminary Hydraulic Report.</b> All recommended measures in the Preliminary Hydraulic Report prepared by MAC Design Associates, dated November 20, 2008, shall be followed and shown on final project plans.<br><br>W-2 <b>Drainage and Water Quality.</b> Project plans for grading, drainage, stormwater facilities, and project development shall be subject to review and approval by City Building Division  | Applicant in coordination with building division ensures completion of plans. |              |              |          |



**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 14 of 15**

| MITIGATION MEASURE   | PARTY RESPONSIBLE FOR IMPLEMENTATION  | VERIFICATION |              |          |
|--|---|--------------|--------------|----------|
|  |   | DATE         | ACCOMPLISHED | COMMENTS |
| <p>and Public Works Department per City regulations, <i>(and Regional Water Quality Control Board)</i>. Sufficient engineered design and adequate mitigation measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project.</p> <p><b>W-3 Erosion Control/Water Quality Protection Plan.</b> Prior to the issuance of a demolition permit for the proposed project, the applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the <i>Procedures for the Control of Runoff into Storm Drains and Watercourses</i> and the Building and Safety Division <i>Erosion/Sedimentation Control Policy</i> (2003). The erosion control/water quality protection plan shall specify how the required water quality protection procedures are to be designed, implemented and maintained over the duration of the development project. A copy of the plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site.</p> <p>At minimum, the erosion control/water quality protection plan prepared for the proposed project shall address the implementation, installation and/or maintenance of each of the following water resource protection strategies:</p> <ul style="list-style-type: none"> <li>• Paving and Grinding</li> <li>• Sandbag Barriers</li> <li>• Spill Prevention/Control</li> <li>• Solid Waste Management</li> <li>• Storm Drain Inlet Protection</li> <li>• Stabilize Site Entrances and Exits</li> <li>• Illicit Connections and Illegal Discharges</li> <li>• Water Conservation</li> <li>• Stockpile Management</li> <li>• Liquid Wastes</li> <li>• Street Sweeping and Vacuuming</li> </ul> | <p>Project Environmental Coordinator ensures compliance during construction</p> |              |              |          |

**VALLE VERDE (MST2005-00742)**  
**MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

**PAGE 15 of 14**

| MITIGATION MEASURE  | PARTY RESPONSIBLE FOR IMPLEMENTATION | VERIFICATION |              |          |
|---|--------------------------------------|--------------|--------------|----------|
|   |                                      | DATE         | ACCOMPLISHED | COMMENTS |
| <ul style="list-style-type: none"> <li>Concrete Waste Management</li> <li>Sanitary/Septic Waste Management</li> <li>Vehicle and Equipment Maintenance</li> <li>Vehicle and Equipment Cleaning</li> <li>Vehicle and Equipment Fueling</li> </ul> <p><b>W-4</b>     <b>Minimization of Storm Water Pollutants of Concern.</b> The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from Public Works Engineering. The approved facilities shall be maintained in working order for the life of the project and should incorporate passive design (bioswales, buffers, etc) to the extent feasible.</p> <p><b>W-5</b>     <b>Storm Drain System Stenciling and Signage.</b> Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of Public Works Engineering that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The owners association shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and submit report to City annually.</p> |                                      |              |              |          |